

JEFFERSON COUNTY

Zoning Department

Annual Report for 2005

DEPARTMENT STAFF

Bruce Haukom..... Planning and Zoning Director
Rob Klotz Zoning and Planning Technician
Jeff Simes Onsite Waste Systems Technician
Michelle Staff Zoning/OnsiteWaste Systems Technician
Bob Mueller..... Solid Waste/Zoning Technician
Deb Magritz..... Administrative Clerk
Laurie Miller..... Zoning Assistant
Sharon Ehrhardt.....

Two-thousand five began relatively strong but began to falter at the end as a continuing series of Federal Reserve interest rate hikes began to have an effect on home mortgage rates. A couple of years of extraordinarily low rates created strong building activity, and as those rates began to climb, new home construction began to slow as home owners appeared to delay expenditures on homes and major additions. This continued at a greater rate into 2006, which has had a major impact on revenues and hence, our budget for 2007.

The downturn wasn't relatively apparent as new home construction in unincorporated areas dropped from 215 in 2004 to 208 in 2005. As a consequence, we remained somewhat optimistic with our projections for 2006. After all, the rates were still historically very low, but several outside factors likely influenced this downturn and it was impossible for our department to predict. This reduced activity affects us all the way through our program. New land divisions, subdivisions and private sewage systems also were impacted.

Single family home sites in rural areas are created by rezoning from Agricultural A-1 to A-3, Rural Residential. Jefferson County has consistently created approximately 130 new lots utilizing only 225 acres annually. Approximately 50 of these lots are created in prime agricultural soils, but due to the agricultural policies within the Jefferson County Agricultural Preservation and Land Use Plan, only one or two acres are utilized for each lot. Only three lots are permitted on a property in non-prime agricultural soils, or one or two lots in prime agricultural soil types. The Zoning and Planning Committee has effectively implemented the plan elements and as a consequence has dramatically reduced land consumption for new lots. In addition, the lots have been located to be better served by public services and the corresponding protection on the balance of the land helps to insure that agricultural practices will continue to prosper in this county. In 2005, an additional 5,000 acres was added to the acreage protected against further residential land divisions now totaling 24,000 acres since the implementation of the plan in March of 2000. We expect that 2006 will not reflect this same level of activity due to the housing market conditions. Two large subdivisions were created in the urban service area of Ixonia as well as one subdivision in Watertown, also within the urban service areas designated within our plan. This added an additional 296 lots in areas planned for higher-density residential use.

The Board of Adjustment was also active in 2005. Approximately 90 requests for variance to the Jefferson County Zoning Ordinance were heard. They also listen to appeals of decisions made by staff and the Zoning and Planning Committee. The Board of Adjustment has been instrumental in maintaining the integrity of ordinances adopted by the County Board, as well as in providing a degree of flexibility for the public.

This Department also regulates the installation and maintenance of private sewage systems. The attached tables reflect this activity. Every private sewage system installation is required to be inspected prior to backfill for compliance with Wisconsin Administrative Rules and our ordinances. With approximately 230 per year as well as inspection of soil tests prior to permit issuance, our inspectors are kept on the road during the construction season. An increasing area of responsibility being delegated by the state is our tracking of maintenance on all existing private sewage systems. If this responsibility increases further, the time and money needed to achieve compliance will be substantial. We participate in the Wisconsin Fund grant systems for the rehabilitation of failed private sewage systems. This program has provided over \$200,000 to eligible participants to help in the cost of

replacing those septic systems that are currently installed in areas negatively impacting groundwater.

We also continue to participate in the Farmland Preservation Program. These tax credits have been made available to area farmers as a direct result of our adoption of a Farmland Preservation Plan approved by the Department of Agriculture. Annually, approximately \$700,000 is received by area farmers for maintaining their lands in agriculture. Study does continue at the Department of Agriculture to institute changes to the program. Impacts on the actual tax credits are unknown at this time; however, credits are not likely to increase. Other incentives will likely be looked at to have a greater impact on the preservation of the valuable Wisconsin farmland resource. Jefferson County has remained committed to long-term agricultural land preservation policies to protect the ability to farm. New livestock siting rules (ATCP51) have standardized statewide the local government review process for livestock expansion requests, which is consistent with one of our goals in the land use plan to allow agriculture to grow responsibly in Jefferson County.

The Jefferson County Solid Waste and Air Quality Committee have been in the process of working on specific elements of the approved Solid Waste Plan. The plan identified the need to “practice what you preach” and therefore looked critically at the Jefferson County facilities to insure that we are doing our best to achieve a successful recycling program here. This evaluation has led to several workshops where representatives of maintenance staffs from each county facility, including Fair Park, Human Services, Countryside, Highway and the Courthouse participated. Assessments were made through site inspections of each facility with the assistance of specialists from the University of Wisconsin-Extension to evaluate how we fared and what we might do better to achieve recycling and reuse. We have now completed the process of purchasing new recycling containers which, along with an educational brochure, will help to achieve our goals. Work was also conducted on the County’s purchasing policy and has been approved by County Board and incorporated into the purchasing ordinance encouraging environmentally friendly purchases of goods to reduce the waste generated as a result.

The Committee’s main focus has been to conduct household and agricultural clean sweeps. We had 256 participants and collected 102,128 pounds of hazardous waste. The clean sweeps cost \$81,982.92 for 2005. These costs must be carefully monitored to take into account the landfill tipping fees, \$113,000 in 2005, and state grants necessary to pay for this beneficial activity as well as our educational activities. Since 2000 we have removed an average of over 68,000 pounds of hazardous wastes per year from our landfill. Over \$720,000 dollars has been spent in this effort since 1992, with a total hazardous waste collection of 507,053 pounds that might have otherwise ended up in our landfills. Educational efforts have also been a primary focus of this committee, providing quality education efforts to fourth graders around the county. The efforts of Nancy Davenport from the Wisconsin Be SMART Coalition has provided not only this education to our grade-schoolers, but has also spearheaded a scholarship program for high-schoolers and college students. She has currently reached nearly 1,000 fourth- graders throughout Jefferson County since 2003. She has been instrumental in production of the “Planet Well” insert that has appeared in both of the local newspapers, providing excellent resources for our constituents regarding issues of recycling and reuse.

2005 ZONING REPORT
LAND USE PERMIT BREAKDOWN

TYPE OF CONSTRUCTION	TOTAL PERMITS ISSUED
New Single Family Construction.....	208
Additions to Single Family Construction.....	165
 New Multi-Family Construction	 7
New (Or Moved/Relocated) Mobile Home Placements	9
Additions to Mobile Homes	0
 Other Non-Housekeeping Shelter	 0
 New Attached or Detached Garages.....	 109
 New Amusement, Social or Recreational Buildings.....	 0
 New Churches and Other Religious Buildings	 0
 New Industrial Buildings	 3
 New Parking Garages.....	 0
 New Service Stations & Repair Garages	 0
 New Hospitals and Institutional.....	 0
 New Offices, Banks and Professional	 1
 New Public Works and Utilities	 3
 New Schools and Other Educational.....	 0
 New Stores and Customer Service.....	 1
 New Other Non-Residential Buildings	 166
 Structures Other than Buildings	 40
 Moved/Relocated Detached Structures	 0
 Additions to Any Non-Residential Buildings.....	 38
 Sign Permits	 15
 Shoreland/Wetland Permits.....	 29
 Floodplain Permits.....	 14
TOTAL	811

2005 SANITATION REPORT ***PERMIT BREAKDOWN***

TYPE OF SYSTEM	TOTAL PERMITS ISSUED
New Construction At-Grade Systems.....	2
At Grade Systems as Replacements for Existing Construction	0
 New Construction Aerobic Treatment Unit Systems	0
Aerobic Treatment Unit Systems as Replacements for Existing Construction	0
New Aerobic Treatment Unit/Mound Systems	1
New Aerobic Treatment Unit/Pressurized In-Ground Systems	0
Aerobic Treatment Unit/Mound Systems as Replacements.	2
Addition of an Aerobic Treatment Unit to Existing System	0
 New Construction Holding Tanks.....	2
Holding Tanks as Replacements for Existing Construction.....	9
Holding Tanks as Tank Replacements Only	0
 New Construction Mound Systems	52
Mounds as Replacements for Existing Construction.....	19
Additions to Mound Systems	0
Tank Replacements for Mound Systems	0
System Repair to Mound Systems (Recore)	2
 New Construction Non-Pressurized In-Ground Systems	80
Non-Pressurized In-Ground Systems as Replacements for Exist. Construction..	54
Non-Pressurized In-Ground Systems – Tank Replacements.....	1
Additions to Non-Pressurized In-Ground Systems.....	0
System Repair to Non-Pressurized In-Ground Systems	0
Reconnection of Septic Tank to Non-Pressurized In-Ground Systems	0
 New Construction Pressurized In-Ground Systems	2
Addition to Pressurized In-Ground Systems	0
System Repair to Pressurized In-Ground Systems.....	0
 TOTAL NEW & REPLACEMENT SYSTEMS	226
 TOTAL TRANSFER PERMITS.....	3
 TOTAL VOID PERMITS	1
 TOTAL RENEWAL PERMITS.....	2
 TOTAL REVISED PERMITS.....	1
 TOTAL PERMITS ISSUED	233
 TOTAL REVISIONS.....	19

2005 ZONING REVENUES

Permits Issued/Public Hearing Fees/Survey Review Fees, etc.....	\$245,095
Farmland Preservation Program Recertification.....	\$ 2,500
Prior Year Revenues.....	\$ - 1,125
ZONING AND LAND USE REVENUES.....	\$246,470

2005 SANITATION REVENUES

SANITARY PERMITS

233 Sanitary Permits Issued in 2005.....	\$ 75,650
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WISCONSIN FUND

County Fees Received in 2005 from Three Applicants.....	\$ 300
State Grant Amount/Program Year 2004-2005.....	\$ 24,139
TOTAL WISCONSIN FUND REVENUES.....	\$ 24,439
Grant Monies Redistributed.....	\$ 24,139
NET COUNTY RECEIPTS FROM WISCONSIN FUND.....	\$ 300

TOTAL SANITATION REVENUES.....	\$100,089
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Less Redistribution.....	\$ 24,139
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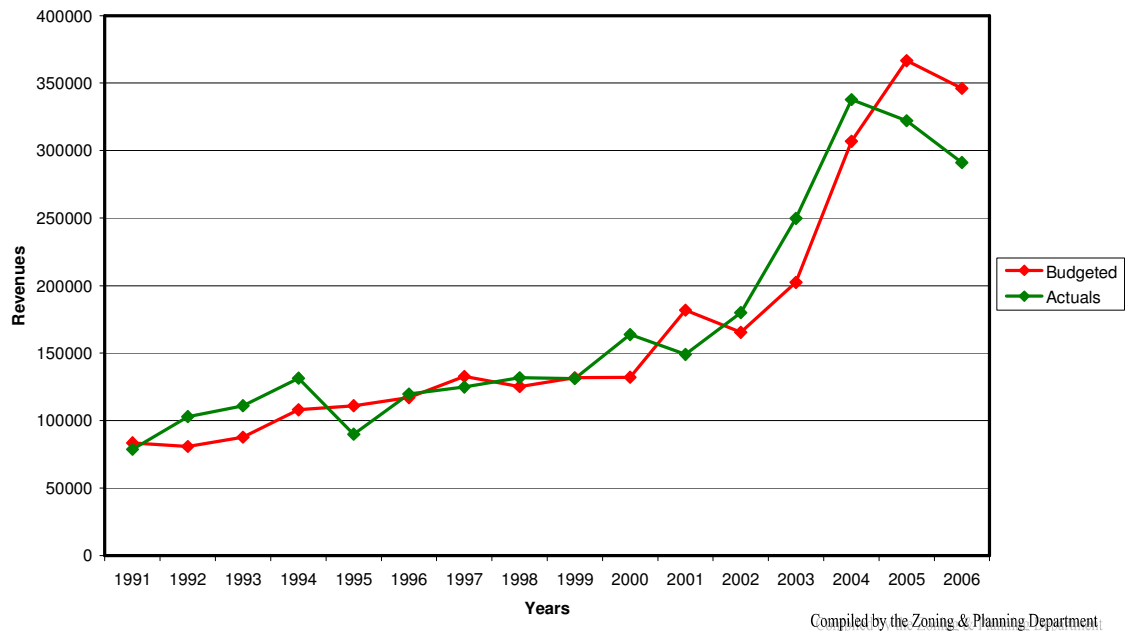
NET COUNTY SANITATION RECEIPTS- PERMITS & WISCONSIN FUND.....	\$ 75,950
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NET COMBINED FUNDS

Zoning and Land Use Revenues.....	\$246,470
Sanitary Permits.....	\$ 75,650
Wisconsin Fund Net Receipts.....	\$ 300

TOTAL ZONING & SANITATION REVENUES...	\$322,420
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Zoning & Planning Department Revenues Budgeted vs. Actuals



Acreage Protected from Further A-3 Land Divisions

As of January 2005

TOWN	Muni No.	ACC A-1	DEED TRANS	REZONE	TOWN TOTAL
Aztalan	2	10.51	148.51	310.17	469.19
Cold Spring	4	4.40	250.52	757.42	1012.34
Concord	6	4.81	214.47	1197.46	1416.74
Farmington	8	22.46	367.58	907.41	1297.45
Hebron	10	15.18	102.17	816.43	933.78
Ixonia	12	20.69	257.91	1348.68	1627.28
Jefferson	14	18.08	305.11	2610.93	2934.12
Koshkonong	16	14.71	267.22	576.79	874.72
Lake Mills	18	14.24	206.92	432.54	653.70
Milford	20	4.51	260.17	1662.11	1926.79
Oakland	22	54.90	557.33	1010.81	1623.04
Palmyra	24	5.00	178.94	374.63	558.57
Sullivan	26	14.88	218.57	1176.10	1409.55
Sumner	28	0.00	57.98	313.12	371.10
Waterloo	30	17.01	164.99	1212.24	1394.24
Watertown	32	10.21	140.64	961.72	1112.57
COUNTY		231.59	3699.03	15668.56	19145.99

As of January 2006

TOWN	Muni No.	ACC A-1	DEED TRANS	REZONE	TOWN TOTAL
Aztalan	2	16.51	161.51	652.32	830.34
Cold Spring	4	4.40	373.80	797.52	1175.72
Concord	6	11.68	214.47	1356.57	1582.72
Farmington	8	22.46	367.58	990.69	1380.73
Hebron	10	15.18	116.70	949.78	1081.66
Ixonia	12	20.69	331.18	1677.05	2028.92
Jefferson	14	18.08	334.35	3003.52	3355.95
Koshkonong	16	14.71	315.37	582.56	912.64
Lake Mills	18	18.82	961.17	807.12	1787.11
Milford	20	4.51	260.17	1964.66	2229.34
Oakland	22	60.45	604.64	1015.81	1680.90
Palmyra	24	8.00	232.69	728.19	968.88
Sullivan	26	14.88	218.57	1345.61	1579.06
Sumner	28	0.00	54.98	316.64	371.62
Waterloo	30	17.01	248.59	1402.79	1668.39
Watertown	32	14.21	231.23	1143.86	1389.30
COUNTY		261.59	5027.00	18734.69	24023.28

As of June 2006

TOWN	Muni No.	ACC A-1	DEED TRANS	REZONE	TOWN TOTAL
Aztalan	2	16.51	161.51	652.32	830.34
Cold Spring	4	4.40	373.80	797.52	1175.72
Concord	6	11.68	214.47	1356.57	1582.72
Farmington	8	22.46	367.58	990.69	1380.73
Hebron	10	15.18	116.70	949.78	1081.66
Ixonia	12	20.69	331.18	1677.05	2028.92
Jefferson	14	18.08	334.35	3003.52	3355.95
Koshkonong	16	14.71	315.37	582.56	912.64
Lake Mills	18	18.82	961.17	807.12	1787.11
Milford	20	4.51	260.17	1964.66	2229.34
Oakland	22	60.45	604.64	1015.81	1680.90
Palmyra	24	8.00	232.69	728.19	968.88
Sullivan	26	14.88	218.57	1345.61	1579.06
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Waterloo	30	17.01	248.59	1402.79	1668.39
Watertown	32	14.21	231.23	1143.86	1389.30
COUNTY		261.59	5027.00	18734.69	24023.28



Addressing Ozone Pollution in Jefferson County

This report summarizes Jefferson County Solid Waste and Air Quality (SWAQ) activities related to air quality for 2005 and plans for 2006. One purpose of the SWAQ Committee is to educate the public about reducing ozone air pollution. Jefferson County is near non-attainment for federal ozone standards.

The SWAQ Committee members for 2005-2006 were Bob Rupnow, Paul Babcock, Greg David, Don Reese and Sheri Walz. Current committee members include Don Reese, Vic Imrie Jr., August Lehmann, John Kannard and Carlton Zentner. The Planning and Zoning/Solid Waste and Air Quality staff members working on air quality issues are

Bruce Haukom, Bob Mueller, and Sharon Ehrhardt. Jefferson County also receives air quality related staff time from Nancy Davenport, an environmental educator who delivers programs to fourth grade classrooms in Jefferson County. Nancy is an employee of BeSmart, a waste reduction coalition for Wisconsin. The Wisconsin Department of Natural Resources (DNR) has also provided staff time by allowing Ed Jepsen, an ozone specialist, to participate in monthly meetings.

2005 and 2006 Activities

- During the 2005-2006 school year, Nancy Davenport, an environmental educator who works with Jefferson County on a part-time basis through the Wisconsin BeSmart organization, **presented 41 solid waste and air quality education programs to 900 Jefferson County fourth graders.**
- The 2005 Earth Care supplement published in the Daily Jefferson County Union and Watertown Daily Times contained a full-page ad with educational information about reducing ozone pollution, reaching approximately **30,000 families.** This ad has also been placed for publication in 2006.
- **Over 5,000** Hazardous Waste Clean Sweep brochures, postcards and posters contain the new Solid Waste and Air Quality logo with contact information.
- On days with high ozone pollution potential, the SWAQ team registered Jefferson County to participate in the DNR's statewide notification program. On an "Ozone Action Day," the DNR alerts print, radio, and television media with suggested actions. There were **8 Ozone Action Days in 2005.**
- Since 2004, the Jefferson County website has had a **link on the main page** with electronic copies of the brochures the Air Quality Task Force developed with educational information about ozone pollution. It is not possible to track hits on this web page with the current technology, according to MIS.
- In an attempt to have our County facilities model air pollution reduction activities, the SWAQ Committee **initiated a county wide energy audit,** that has since been taken over by the new County Administrator. The audit is now in the planning stages. Actions to make our county facilities more energy efficient will reduce air pollution by reducing demand on polluting power plants. For example, changing just four regular light bulbs to **four compact fluorescent bulbs can save \$65 a year.**

- Ed Jepsen of DNR has worked with SWAQ to reduce air pollution in the county. Ed is regularly researching grants on a national level for specific use in Jefferson County for potential air quality projects. He has contacted staff at the Jefferson County Highway Department to assess the feasibility of **developing future proposals to reduce emissions from Jefferson County off road equipment**. The Environmental Protection Agency (EPA) offers grants for off-road emissions reduction.
- On March 6, 2006 the SWAQ Committee learned that **DNR has allocated an additional \$5,000** for materials for air quality in Jefferson County.
- Ed Jepsen and Nancy Davenport contacted Jefferson County Schools to assess interest in reducing bus emissions, so the schools could participate in a \$250K grant from EPA, but no eligible candidates responded. **Two districts were interested in bus emission issues**. Fort Atkinson school buses run on natural gas/propane. Gas powered buses are low emitting vehicles. Unfortunately this grant did not cover gas-powered buses. The Watertown school district was interested in biodiesel as fuel for its buses. Again, this fuel was not eligible under the Clean School Bus program.
- SWAQ worked with Extension to develop a **brochure on open burning and outside wood burning** furnaces. The brochure is posted on the County website and has been sent to towns/municipalities, and the brochures are now available in the Zoning office.
- The SWAQ Committee worked for months with Steve Grabow from Extension and Ed Jepsen from DNR to **develop a long-term plan** for best using limited county resources to reduce air pollution. A draft of that plan is available if you are interested.

Future Considerations

- In 2005 there were no funds or staff time budgeted for air quality programs. For 2006, \$10,000 is budgeted. These funds will be used to pay for air quality related staff time, printed materials and to cover costs for educational services. Sending materials home with every district student/student family has been considered, but with 14,000 students in Jefferson County, the Committee is researching more effective and efficient methods for its educational efforts.
- Jefferson County faces other air quality problems in addition to ozone. New federal particulate matter (tiny dust particles) standards likely to be approved put Jefferson County at risk for particulate matter non-attainment. The County may need to address this risk in the future.
- Air quality issues are diverse and complex and require more than a single approach. Air quality concerns are wide reaching and the solutions ultimately involve lifestyle changes that are mostly voluntary. The SWAQ Committee and staff are working hard to deal with this difficult issue. Please contact committee members or staff with any questions you may have.
- In 2006 the Air Quality Committee plans to continue to educate in-person to school aged children as well as adults at Clean Sweep events and the County Fair. To educate thousands of county citizens through articles and advertisement in two county-wide newspaper supplements as well as through a series of brochures and flyers. And to foster working partnerships with the U.S. EPA and WI DNR towards progressive solutions to complex air quality issues.

YEAR	TYPE	NET WT (lbs.)	COST (w/o grants)	PARTICIPANTS	GRANT \$	TYPE OF GRANT
1992	Household	5,065	\$35,765	243	\$15,000	DNR Grant
1993	Agricultural	7,025	\$33,365	61	\$8,000	Donation
1994	Household	14,363	\$42,372	341	\$15,000	DNR Grant
1995	Agricultural	14,196	\$37,825	75	\$35,000	DATCP Grant
1996	Household	22,042	\$34,573	429		None
1997	Agricultural	13,160	\$26,853	45	\$15,958	DATCP Grant
1998	Household	25,187	\$34,273	413	\$15,000	DNR Grant
2000	Agricultural/Business	52,599	\$60,774	188	\$25,597	DATCP Grant
2000	Household	32,076	\$39,141	420	\$15,000	DNR Grant
2001	Agricultural/Business	36,303	\$63,913	136	\$23,714	DATCP Grant
2002	Household, Agricultural/ Business	50,304	\$67,509	488	\$24,000	DATCP Grant
2003	Household, Agricultural/ Business	63,208	\$95,945	463	\$42,698 \$15,000	DATCP Grant DNR Grant
2004	Household, Agricultural/ Business	69,397	\$70,950	415	\$22,000 \$15,000	DATCP Grant DNR Grant
2005	Household/Agricultural/ Business	102,128	\$81,983	536	\$20,000 \$16,000	HHW Grant Ag Grant
TOTALS		507,053	\$725,242	4,253		

* The Jefferson County Board annually sponsors the Clean Sweep Program, and County contributions represent the difference between cost and grants.

